

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/10 Plymouth Street, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$475,000 & \$495,000

Median sale price

Median price \$470,000 House Unit X Suburb Hastings

Period - From October 17 to February 18 Source RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Merlebah Court, Hastings	\$500,000	17/01/2018
2 4A Phillip Court, Hastings	\$450,000	20/02/2018
3 21A Queen Street, Hastings	\$515,000	22/12/2017